

**NOTE: This is a  
Teleconference**



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**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, SEPTEMBER 10, 2020 – 8:00 A.M.  
CALL: 1-312-626-6799  
MEETING ID: 846 8683 2766  
PASSCODE: 578605**

Topic: Planning & Development Committee  
Time: September 10, 2020 08:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84686832766?pwd=a2dsU2FORmhOWnBZWjh5dU5YQjh0UT09>

Meeting ID: 846 8683 2766

Passcode: 578605

One tap mobile

+19292056099,,84686832766#,,,,,0#,,578605# US (New York)

+13017158592,,84686832766#,,,,,0#,,578605# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

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+1 253 215 8782 US (Tacoma)

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Meeting ID: 846 8683 2766

Passcode: 578605

Find your local number: <https://us02web.zoom.us/u/kcogCrOkug>

Join by Skype for Business

<https://us02web.zoom.us/skype/84686832766>

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Wednesday, September 9, 2020. To submit a public comment use the following email: [planning@co.rock.wi.us](mailto:planning@co.rock.wi.us).

**Join from a telephone:**

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.
- Supervisors: Please identify yourself by name
- **Please mute your phone when you are not speaking to minimize background noises**
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired –

<https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning>



## Agenda

**PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, SEPTEMBER 10, 2020 – 8:00 A.M.  
CALL: 1-312-626-6799  
MEETING ID: 846 8683 2766  
PASSCODE: 578605**

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of Joint P&D and LCC meeting held August 18, 2020 at 6:00 pm and the Planning & Development Meeting held August 27, 2020 at 8:00 am
4. Citizen Participation, Communications and Announcements
5. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Division:
    - 2020 040 (Turtle Township) – Arnold (1 Lot CSM) Note: On Town Board schedule for 9/9/2020
    - 2020 042 (Janesville Township) – Gross (2 Lot CSM) Note: On Town Board schedule for 9/1/2020
    - 2020 044 (Rock Township) – Homan (1 Lot CSM) Note: On Town Board schedule for 9/8/2020
6. Economic Development
  - A. Action Item: Resolution. AUTHORIZING A PETITION FOR AN AT-GRADE RAIL CROSSING
  - B. Information Item: Second Quarter Rock Ready Index Review
7. Finance
  - A. Information Item: Committee Review of Payments
  - B. **Action Item:** Transfers
8. Committee Reports
9. Adjournment

### **Future Meeting Dates**

September 14, 2020 6:30 PM – Joint Meeting with Land Conservation  
September 24, 2020 8:00 AM  
October 8, 2020 8:00 AM  
October 22, 2020 8:00 AM



**JOINT LAND CONSERVATION / PLANNING AND  
DEVELOPMENT COMMITTEES  
Minutes – August 18, 2020**

**Call to Order.** Chair Bostwick called the joint meeting of the Land Conservation / Planning and Development Committees to order at 6:04 P.M. on Tuesday, August 18, 2020, via teleconference.

**Committee Members Present.** Land Conservation Committee: Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Mulligan and Zajac; Planning and Development Committee: Supervisors Sweeney, Davis, Podzilni, and Potter (at 6:06 p.m.).

**Committee Members Excused:** Jim Quade, Land Conservation Committee; and Wayne Gustina, Planning and Development Committee.

**Staff Members Present.** Josh Smith, County Administrator; Andrew Baker, County Conservationist; and Colin Byrnes, Planning and Development Director.

**Others Present:** None.

**Approval of Agenda.** Supervisor Zajac moved approval of the agenda, second by Supervisor Sweeney. ADOPTED.

**Public Comment.** None.

**Discussion and Possible Action.**

**Organizational and Leadership Structure of Land Conservation and Planning & Development Departments**

The Committees discussed the following: MOUs with the towns and the Planning and Development; office location, space sharing, lease costs and term at Land Conservation Department office; amount of time a shared director would spend on Land Conservation Department duties versus Planning and Development Department duties; current vacancy of the senior planner position in Planning and Mr. Baker's time still dedicated to that position; whether other counties have PACE programs or nitrates workgroups; and roles of current staff and how those might change in the future if vacancies occur.

Supervisor Sweeney moved to direct the County Administrator to provide further information to the committees on Option 3, keeping the departments separate but sharing a department head, second by Supervisor Aegerter. Chair Bostwick clarified that any decision would not be made until a subsequent meeting. PASSED on the following vote: YES –

Supervisors Bostwick, Aegerter, Davis, Lokrantz, Sweeney, Zajac, Podzilni and Potter; NO – Supervisor Mulligan; ABSENT – Supervisor Gustina and Mr. Quade

The Committees set their next meeting date to review this additional information for Monday, September 14, 2020 at 6:30 P.M.

**Adjournment.** Supervisor Zajac moved adjournment at 7:16 P.M., second by Supervisor Podzilni. ADOPTED.

Respectfully submitted,

Josh Smith  
County Administrator

**NOT OFFICIAL UNTIL APPROVED BY COMMITTEES.**



**MINUTES  
PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, AUGUST 27, 2020 – 8:00 A.M.  
Meeting was teleconferenced using Zoom**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, August 27, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Retiring Planning and Development Director), Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), Dana Sandwick; Rock County Planning Office Coordinator, and Michelle Schultz; Real Property Lister.

Others in Attendance: Terri Carlson; Rock County Risk Manager

1. Call to Order
2. Adoption of Amended Agenda (Item 5B was pulled from the Agenda based on applicant's request.)  
**Moved** by Supervisor Gustina, **Seconded** by Supervisor Podzilni. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, August 13, 2020 at 8:00 am.  
**Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter. **Approved (5-0)**
4. Citizen Participation, Communications and Announcements.  
**None**
5. Code Enforcement
  - A. Withdrawn by the applicant pending a revised plan.
  - B. Action Item: Public Hearing for a Shoreland Conditional Use Permit for Robert and Twila Garza for Parcel 6-13-1278, 11612 N. Lakeview Dr. Edgerton WI.  
**Moved** by Supervisor Davis, **Seconded** by Supervisor Potter, Time In 8:11 am.  
Although this application was pulled from the Agenda by the Applicants the public hearing was already scheduled. A comment was received in favor of the proposed project by an adjacent neighbor.

**Moved** by Supervisor Podzilni to go out of public hearing, **Seconded** by Supervisor Potter, Time out 8:15 am

C. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:

- 2020 038 (Bradford Township) – Braukhoff (1 Lot CSM)  
**Moved** by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina.  
**Approved with Conditions (5-0)**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the preplacement of the system.
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Dedicate a 33 foot half road right of way along E. Minkey Rd. at the Discretion of the Town.
- 5). Approval is conditioned on the Town of Bradford approving the requested zoning change.
- 6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

6. Finance

- A. Information Item: Committee Review of Payments  
**None**
- B. **Action Item:** Transfers  
**No Transfers.**

7. Committee Reports.

Mr. Baker explained the opinion from Corporation Council on an item that failed for lack of motion at the previous meeting. The Committee appropriately moved on to the next agenda

item with no action. The applicant was given suggestions on how to move forward: provide a code compliant CSM proposal that Staff can approve (i.e. building site substantially out of the steep slope areas) or revise the proposal based on comments at the Committee meeting and request Committee approval again.

8. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Podzilni, **All in Favor, Time: 8:20 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

September 10, 2020 (8:00 am)  
September 24, 2020 (8:00 am)  
October 8, 2020 (8:00 am)  
October 27 2020 (8:00 am)



**ROCK COUNTY**  
*Planning & Development Agency*

**INTEROFFICE MEMORANDUM**

**TO:** Rock County Planning and Development Committee

**FROM:** Andrew Baker – P&D Agency Staff

**SUBJECT:** Preliminary Approval of Land Divisions

**DATE:** August 31st, 2020

**REGARDING MEETING DATE:** September 10th, 2020

**Land Division Summary:**

The following owners are seeking Land Division Preliminary Approval from the P&D Committee:

2020 040 (Turtle Township) – Arnold (1 Lot CSM) **Note:** On Town Board schedule for 9/9/2020

2020 042 (Janesville Township) – Gross (2 Lot CSM) **Note:** On Town Board schedule for 9/1/2020

2020 044 (Rock Township) – Homan (1 Lot CSM) **Note:** On Town Board schedule for 9/8/2020

**Land Division Recommendation(s) or Action(s):**

P&D Agency Staff recommends Preliminary Approval the above referenced land division with conditions as presented.

Each of the Land Divisions will be acted on by the respective Town Board after our agenda is compiled, but before the schedule P&D Committee meeting, as noted above. If the decision by the Town is to deny or table the proposal, our staff recommendation will be revised accordingly at the Committee meeting.

As a reminder, scheduling action on a land division prior to full Town preliminary approval is not consistent with the Committee's normal procedures. The normal procedure is to not have a land division on the agenda for action until the Town approves it. However, during the on-going pandemic the normal monthly schedule for some Town meetings has been altered by necessity; in some cases cancelled entirely due lack of remote meeting options. Our agenda is due to Administration by noon on the Tuesday of the week prior to our Thursday morning Committee meeting. That span of time constitutes seven evenings that the Towns could possibly have meetings. Therefore, in order to accommodate property owners, Staff feels it is appropriate to schedule County action so long as the Town will take final action prior to the County meeting date for the time being. We welcome an input the Committee may have regarding this temporary revision to the normal procedures.





=====  
Application Number: LD2020 040 Arnold  
=====

## PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

### AGENCY REVIEW

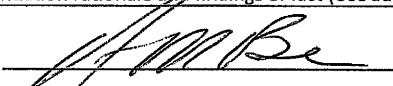
1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
5. Land division is in an Agricultural Resources Priority Area, per the *Rock County Farmland Preservation Plan*:  Yes  No
6. Land division will require a zoning change:  Yes  No
7. Preliminary minor land division application is complete:  Yes  No

If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input type="checkbox"/>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

LD 40

AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: 	DATE: 8/7/2020
TITLE: Administrator - Rock County Planning, Economic & Community Development Agency	

TOWN ACTION	
13. Town action:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: Chair – Rock County Planning & Development Committee	

**AGENCY RECOMMENDATION**

**11. If you answered Approve With Conditions to 10., list conditions:**

- 4. Approval is conditioned on Town of Turtle approval.
- 5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 6. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 7.
- 8.
- 9.
- 10.
- 11.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates one new vacant lot from an existing 68 acre parcel (6-19-139A.1) in Turtle Township. Proposed Lot 1 will be 1.7 acres. The property is currently zoned AG by the Town and is not within the Farmland Preservation Plan area. A rezone may be necessary by the Town because the minimum lot size in the AG District is 3 acres. The planned future land use is Agriculture.

This land division essential formalizes the physical division of the property when the Hwy 43 right of way was acquired decades ago. This triangle lot is still part of the deed for the larger parent parcel and therefore cannot be sold separately until the land division is approved.

**TOWN ACTION**

**14. If you answered Approve With Conditions to 13., list additional conditions:**

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

**17. If you answered Approve With Conditions to 16., list conditions:**

- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

**18. Committee action rationale and findings of fact:**

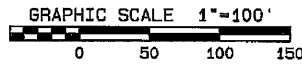
LD 40

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 11, T.1N., R.13E. OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

PARCEL 6-19-139A.1  
EVA M ARNOLD  
DECLARATION  
OF TRUST  
66 ACRES± REMAIN

(AE)



INTERSTATE 43

LOT 1

1.7 ACRES±

PARCEL 6-19-139A.1  
EVA M ARNOLD  
DECLARATION  
OF TRUST

435'±

540'±

135'±

95'±

66'

120'±

66' DEDICATED  
TO THE PUBLIC

125'±

SOUTH 1/4 CORNER  
OF SECTION 11-1-13

PARCEL 6-19-140  
WILLIAM L & KATHLEEN N  
BREWER REVOCABLE TRUST

(AE)

PARCEL 6-19-169  
MARTIN R NEWHOUSE

(AE)

PARCEL 6-19-168A  
WILLIAM L & KATHLEEN N  
BREWER REVOCABLE TRUST

(AE)

S. SCHROEDER ROAD

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 280 For: ARNOLD

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534

RECEIVED

JUL 13 2020



ROCK CO. PLANNING, ECONOMIC AND COMMUNITY DEVELOPMENT AGENCY

AGENCY USE ONLY

Application Number: LD2020-040

Received By - Date (MM/DD/YYYY): 7-13-2020

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division  
Subdivision Plat Required
     
  Minor Land Division  
CSM for lots 35 acres or less  
 Plat of Survey for lots greater than 35 acres
     
  Transfer to Adjoining Owner  
Plat of Survey or CSM
     
  Lot Combination  
CSM Required

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
 If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No
- Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name: EVA ARNOLD DECLARATION OF TRUST C/O BILL ARNOLD Telephone: \_\_\_\_\_

Address: 497 EMBER AVE City: OXFORD State: WI Zip: 53952

b. Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name: COMBS AND ASSOCIATES INC Telephone: 752-0575

Address: 109 W. MILWAUKEE ST City: JANESVILLE State: WI Zip: 53548

b. Developer name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Identify the individual from 6. or 7. that will serve as the primary contact:  6a.  6b.  7a.  7b.

### PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line

Include an explanation of the proposal along with any other considerations not included on the application form:

10. Land division area location: Town of TURTLE SE 1/4 of SW 1/4  
 Section 11 Tax parcel number(s) - 6-19-139A.1

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  Yes  No  
 If Yes, identify: City(s)/Village of CITY OF BELOIT

12. Land division area is located adjacent to (check all that apply):  
 Local/Town road  County highway  State highway  U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 68 ACRES

14. Land division area (Square feet or acres): 2

15. Current zoning of land division area: AG

16. Number of new/additional lots created by land division: 1

17. Future zoning of new/additional lot(s) created by land division: AG

18. Future zoning of parent lot: AE

19. Covenants or restrictions will be placed on the land division area:  Yes  No  
 If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area:  Yes  No  
 If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): \_\_\_\_\_

22. Public improvement construction will begin on (mm/dd/yyyy): \_\_\_\_\_

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Reid Plank* DATE: 7/7/2020

APPLICATION CHECKLIST			
	Yes	No	Comment
<b>1.</b> Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>a.</b> Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>b.</b> Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>c.</b> EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>d.</b> Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>e.</b> Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>f.</b> Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>g.</b> Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>h.</b> Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>i.</b> Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>j.</b> Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
<b>k.</b> Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>l.</b> Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
<b>2.</b> Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>3.</b> Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>4.</b> Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>5.</b> Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545



## PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

### AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:  Yes  No
  2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:  Yes  No
  3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
  4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Yes  No
  5. Land division is in an Agricultural Resources Priority Area, per the Rock County Farmland Preservation Plan:  Yes  No
  6. Land division will require a zoning change:  Yes  No
  7. Preliminary minor land division application is complete:  Yes  No
- If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
a. Location of the land division area by section, township, and range:	<input type="checkbox"/>
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input type="checkbox"/>
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input type="checkbox"/>
d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input type="checkbox"/>
g. Approximate location, dimension and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>
(1) Buildings:	<input type="checkbox"/>
(2) Streets, alleys, and public ways:	<input type="checkbox"/>
(3) Driveways:	<input type="checkbox"/>
(4) Rail lines:	<input type="checkbox"/>
(5) Private water wells or water supply systems:	<input type="checkbox"/>
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>
(12) Surface water features:	<input type="checkbox"/>
(13) Drainageways:	<input type="checkbox"/>
(14) Detention or retention areas:	<input type="checkbox"/>
(15) Cemeteries:	<input type="checkbox"/>
(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation: <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u><i>AMB</i></u>	DATE: <u>8/10/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545  
EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action: <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny	
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>	



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**AGENCY RECOMMENDATION**

**11. If you answered Approve With Conditions to 10., list conditions:**

- 4. Note on Final CSM: "Lot 2 contains existing buildings which utilize an existing private sewage system at the time of this survey. However...
- 5. ....soils on the lot may be restrictive to the replacement of the existing systems."
- 6. Proposed lot lines must include the system area with the building which utilizes the system.
- 7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 9.
- 10.
- 11.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates two new lots from an existing 5.5 acre Lot (6-8-9A.1) in Janesville Township. The proposed configuration consists of a 3.0 lot (Lot 1) with outbuildings and a 2.5 acre lot (Lot 2) with a residence. The property is currently zoned Agricultural District 3 (A3). Therefore, based on the proposed new lot sizes, no rezone is necessary for Lot 1 and a request been made to the Town of Janesville for a rezone of proposed Lot 2 to Single Family Rural Residential (SFRR).

This proposed Land Division is within the extraterritorial review jurisdiction of the City of Janesville.

**TOWN ACTION**

**14. If you answered Approve With Conditions to 13., list additional conditions:**

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

**17. If you answered Approve With Conditions to 16., list conditions:**

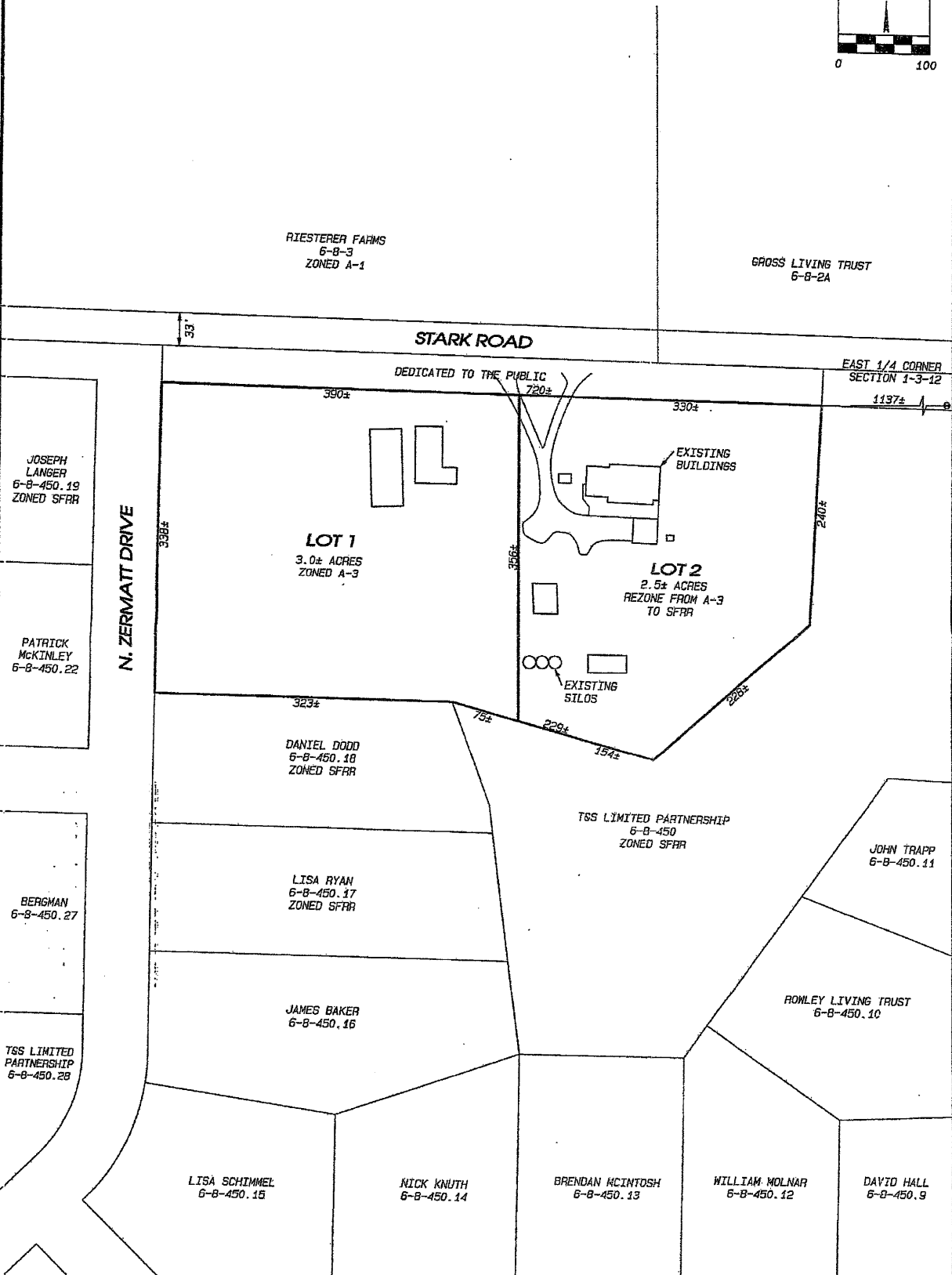
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

**18. Committee action rationale and findings of fact:**

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE  
SE 1/4 OF SECTION 1, T.3N., R.12E. OF THE 4TH P.M. JANESVILLE TOWNSHIP,  
ROCK COUNTY, WISCONSIN.

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**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534

RECEIVED

JUL 16 2020



AGENCY USE ONLY

Application Number: LD2020 042

Received By - Date 7-16-2020  
(MM/DD/YYYY):

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division  
Subdivision Plat Required
  Minor Land Division  
CSM for lots 35 acres or less  
Plat of Survey for lots greater than 35 acres
  Transfer to Adjoining Owner  
Plat of Survey or CSM
  Lot Combination  
CSM Required

- Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
- Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
- Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
- Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No
- Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

#### 6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	TIMOTHY GROSS		Telephone:	608-208-5049	
Address:	718 STARK RD.	City:	MILTON	State:	WI Zip: 53563
b. Name:			Telephone:		
Address:		City:		State:	Zip:

#### 7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC		Telephone:	752-0575	
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact:  6a.  6b.  7a.  7b.

### PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line

10. Land division area location:	Town of JANESVILLE Section 1	NE 1/4 of SE 1/4 Tax parcel number(s) - 6-8-9A.1
11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, identify: City(s)/Village of JANESVILLE	
12. Land division area is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway		
13. Landowner's contiguous property area (Square feet or acres): 48.2 ± ACRES	14. Land division area (Square feet or acres): 5.5 ± ACRES	15. Current zoning of land division area: SFRR
16. Number of new/additional lots created by land division: 2	17. Future zoning of new/additional lot(s) created by land division: LOT 1 AND LOT 2 SFRR	18. Future zoning of parent lot:
19. Covenants or restrictions will be placed on the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify covenants or restrictions:		
20. A residential building is currently located in the land division area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, the building utilizes a: <input type="checkbox"/> Private onsite wastewater treatment system <input type="checkbox"/> Public sanitary sewer system		
21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy): NONE		22. Public improvement construction will begin on (mm/dd/yyyy):

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: <u>Timothy Gross</u>	DATE: <u>7/16/2020</u>
---	------------------------

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(13) Drainageways:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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51 N. MAIN ST.  
JANESVILLE, WI 53545



## PRELIMINARY MINOR LAND DIVISION – APPLICATION: REVIEW, RECOMMENDATION, AND ACTION FORM

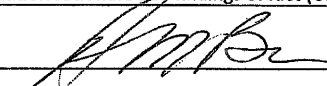
### AGENCY REVIEW

1. Applicant has contacted Town, Rock County Planning and Development Agency, and City(s)/Village (if applicable) officials and these parties have determined land division is feasible:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Land division is located in a Farmland Preservation zoning district certified by the State of Wisconsin: If you answered Yes, proceed to 4. If you answered No, proceed to 5.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Land division is in an Agricultural Resources Priority Area, per the <i>Rock County Farmland Preservation Plan</i> :	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Land division will require a zoning change:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7. Preliminary minor land division application is complete: If you answered Yes to 7., proceed to 9. If you answered No to 7., indicate the missing information below, 7a. – 7e. After all missing information is supplied, proceed to 8. An Agency recommendation (10.) will not be provided until all missing information has been supplied by the applicant.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	Missing Information
7a. A map clearly marked "PRELIMINARY PLAT OF SURVEY OR CERTIFIED SURVEY MAP", identifying the land division area and containing all of the following information:	<input type="checkbox"/>
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d. Approximate location and dimension of all EXISTING/PROPOSED lot(s), outlot(s), and block(s), numbered for reference, in the land division area:	<input type="checkbox"/>
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input type="checkbox"/>
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(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>
(7) Any other public utilities:	<input type="checkbox"/>
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>
(9) Vegetative land cover type:	<input type="checkbox"/>
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(14) Detention or retention areas:	<input type="checkbox"/>
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(16) Bridges/culverts:	<input type="checkbox"/>
(17) Rock outcroppings:	<input type="checkbox"/>
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>
j. Preliminary concept for collecting and discharging stormwater in the land division area:	<input type="checkbox"/>

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AGENCY REVIEW	
	Missing Information
k. Scale, north arrow, and date of creation:	<input type="checkbox"/>
l. Any other information required by the Agency:	<input type="checkbox"/>
7b. Map prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page:	<input type="checkbox"/>
7c. Map prepared by a land surveyor licensed in Wisconsin:	<input type="checkbox"/>
7d. All required application form information and required party's signature on the application form:	<input type="checkbox"/>
7e. A hard copy of the application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and application fee:	<input type="checkbox"/>
8. Preliminary minor land division application is complete:	<input checked="" type="checkbox"/> Yes
9. Preliminary minor land division application has been provided to other reviewing parties for review and comment, and if these parties have comments, said comments have been provided to the Agency:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered No, the application must be provided to other reviewing parties before completing any further sections of this form.	

AGENCY RECOMMENDATION	
10. Agency recommendation:	<input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
11. If you answered Approve With Conditions to 10., list conditions (Use additional sheet (2a) if necessary):	
1. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).	
2. Note on Final CSM: "No buildings which produce wastewater are allowed on Lot 1 until acceptable means...	
3. ...of wastewater disposal is approved by the necessary governmental agencies."	
12. Agency recommendation rationale and findings of fact (Use additional sheet (2a) if necessary):	
AGENCY SIGNATURE: <u></u>	DATE: <u>8/14/2020</u>
TITLE: <u>Administrator - Rock County Planning, Economic &amp; Community Development Agency</u>	

TOWN ACTION	
13. Town action:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
14. If you answered Approve With Conditions to 13., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
15. Town action rationale and findings of fact (Use additional sheet (2a) if necessary):	
TOWN SIGNATURE: _____	DATE: _____
TITLE: _____	

PLEASE RETURN THIS FORM, VIA POSTAL MAIL OR EMAIL, TO:  
 ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
 51 N. MAIN ST.  
 JANESVILLE, WI 53545  
 EMAIL: BRYNES@CO.ROCK.WI.US

ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION	
16. Committee action:	<input type="checkbox"/> Approve <input type="checkbox"/> Approve With Conditions <input type="checkbox"/> Deny
17. If you answered Approve With Conditions to 16., list conditions (Use additional sheet (2a) if necessary):	
1.	
2.	
3.	
18. Committee action rationale and findings of fact (Use additional sheet (2a) if necessary):	
COMMITTEE SIGNATURE: _____	DATE: _____
TITLE: <u>Chair – Rock County Planning &amp; Development Committee</u>	

LD 44

**AGENCY RECOMMENDATION**

**11. If you answered Approve With Conditions to 10., list conditions:**

- 4. Approval is conditioned on Town of Rock approval of the requested zoning change.
- 5. Dedicate a 40 foot half road right of way along W Hanover Rd at the discretion of the Town.
- 6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of the final approval.
- 8.
- 9.
- 10.
- 11.

**12. Agency recommendation rationale and findings of fact:**

The proposed Land Division creates one new lot from an existing 71.5 acre parcel (6-17-13A) in Rock Township. Proposed Lot 1 will be 10.5 acres and include two existing out buildings. The property is currently zoned Agricultural Farmland Preservation District by the Town and is within the Farmland Preservation Plan area. A rezone is to A-2 necessary by the Town because of the proposed lot size. The Town should consider the zoning change request based on the standards of the Zoning Ordinance, including the required steps to rezone land from being eligible for the Farmland Preservation Program. The planned future land use is Agriculture.

This land division is within the extraterritorial review jurisdiction of the City of Janesville.

**TOWN ACTION**

**14. If you answered Approve With Conditions to 13., list additional conditions:**

**15. Town action rationale and findings of fact:**

**ROCK COUNTY PLANNING AND DEVELOPMENT COMMITTEE ACTION**

**17. If you answered Approve With Conditions to 16., list conditions:**

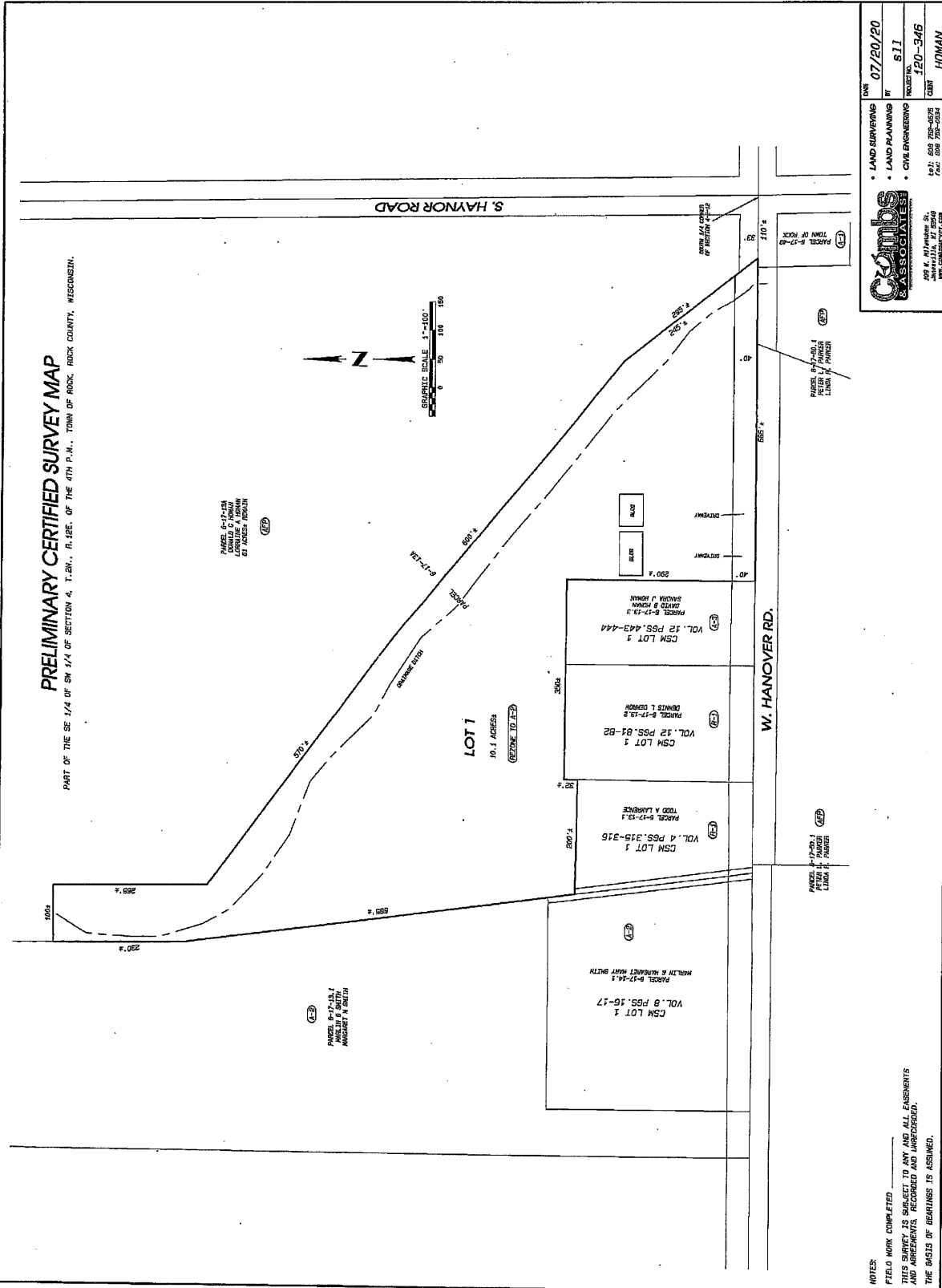
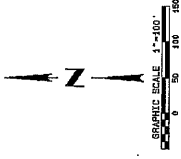
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

**18. Committee action rationale and findings of fact:**

LD44

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF SW 1/4 OF SECTION 4, T.2N., R.12E., OF THE 4TH P.M., TOWN OF ROCK, ROCK COUNTY, WISCONSIN.



**Combs & Associates**  
 LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING  
 100 E. HANOVER ST., ROCK COUNTY, WI 53081  
 TEL: 608.755.0025 FAX: 608.755.0024  
 WWW.COMBSANDASSOCIATES.COM

DATE: 07/20/20  
 PROJECT: S11  
 SHEET: 120-346  
 DRAWN BY: HOMAN

NOTES:  
 FIELD WORK COMPLETED  
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED.



ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY  
DEVELOPMENT AGENCY  
51 SOUTH MAIN STREET  
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587  
EMAIL: PLANNING@CO.ROCK.WI.US  
WEB: WWW.CO.ROCK.WI.US



-----  
AGENCY USE ONLY  
-----  
Application Number: LD2020-044  
-----  
Received By - Date 7-27-2020  
(MM/DD/YYYY):  
-----

## PRELIMINARY LAND DIVISION APPLICATION FORM

### PROPOSED LAND DIVISION CLASSIFICATION:

Major Land Division  
Subdivision Plat Required
  Minor Land Division  
CSM for lots 35 acres or less  
Plat of Survey for lots greater than 35 acres
  Transfer to Adjoining Owner  
Plat of Survey or CSM
  Lot Combination  
CSM Required

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible:  Yes  No
2. Land division is consistent with Town's Comprehensive Plan - Future Land Use Map:  Yes  No
3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin:  Yes  No  
If you answered Yes, proceed to 4. If you answered No, proceed to 5.
4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement:  Not Applicable  Yes  No
5. Land division will require a zoning change:  Yes  No

### APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	DONALD C HOMAN & LORRAINE A HOMAN		Telephone:		
Address:	1025 N PINE ST.	City:	JANESVILLE	State:	WI Zip: 53548
b. Name:			Telephone:		
Address:		City:		State:	Zip:

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES, INC		Telephone:		752-0575
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI Zip: 53548
b. Developer name:			Telephone:		
Address:		City:		State:	Zip:

8. Identify the individual from 6. or 7. that will serve as the primary contact:  6a.  6b.  7a.  7b.

### PROPERTY INFORMATION

9. Reason for application:  Sale/ownership transfer  Farm consolidation  Create Conforming Lot  Adjust Lot Line

\*Please enter a description of the proposal along with any other considerations not included on the application form.

10. Land division area location: **Town of ROCK** **SE 1/4 of SW 1/4**  
**Section 4** **Tax parcel number(s) - 6-17-13A**

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:  
 Yes  No If Yes, identify: City(s)/Village of **CITY OF JANESVILLE**

12. Land division area is located adjacent to (check all that apply):  
 Local/Town road  County highway  State highway  U.S. highway

13. Landowner's contiguous property area (Square feet or acres): 71.5	14. Land division area (Square feet or acres): 10.5	15. Current zoning of land division area: AFP
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: A-2	18. Future zoning of parent lot: AFP

19. Covenants or restrictions will be placed on the land division area:  Yes  No  
If Yes, identify covenants or restrictions:

20. A residential building is currently located in the land division area:  Yes  No  
If Yes, the building utilizes a:  Private onsite wastewater treatment system  Public sanitary sewer system

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):

22. Public improvement construction will begin on (mm/dd/yyyy):

### APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: *Donald C Homan* DATE: 7/22/2020

APPLICATION CHECKLIST			
	Yes	No	Comment
1. Have you included a map clearly marked "PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT", identifying the land division area and containing all of the following information?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Location of the land division area by section, township, and range:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Approximate location and dimension of all EXISTING streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. EXISTING/PROPOSED County, Town, and City/Village (if applicable) zoning designations of all EXISTING/PROPOSED lot(s) and outlot(s), in and adjacent to the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Approximate location and dimension of all PROPOSED lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Indication of all PROPOSED lot(s) and outlot(s) use if other than single-family residential, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether EXISTING or PROPOSED, in the land division area:	<input type="checkbox"/>	<input type="checkbox"/>	
(1) Buildings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(2) Streets, alleys, and public ways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(3) Driveways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(4) Rail lines:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(5) Private water wells or water supply systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(7) Any other public utilities:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE PROPOSED
(9) Vegetative land cover type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEE AIR PHOTO
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(11) Productive agricultural soils, cultural resources, and woodlands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(12) Surface water features:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(13) Drainageways:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(14) Detention or retention areas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(15) Cemeteries:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
(16) Bridges/culverts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(17) Rock outcroppings:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NONE
k. Scale, north arrow, and date of creation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l. Any other information required by the Agency:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NOTHING REQUESTED
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Have you provided all required application form information and has the required party signed this application form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,  
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY  
51 N. MAIN ST.  
JANESVILLE, WI 53545

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Public Works Committee  
INITIATED BY

Public Works Committee  
SUBMITTED BY



Duane Jorgenson, Public Works Director &  
James Otterstein, Economic Development  
Manager

DRAFTED BY

August 26, 2020  
DATE DRAFTED

**AUTHORIZING A PETITION FOR AN AT-GRADE RAIL CROSSING**

1 **WHEREAS**, the City of Milton has requested support in petitioning the Office of the  
2 Commissioner of Railroads for an investigation into installing a rail crossing across CTH M in the  
3 vicinity of Putnam Parkway; and,  
4

5 **WHEREAS**, the addition of the rail crossing is necessary to promote public safety and  
6 convenience in facilitating the further development of an industrial area while mitigating the  
7 amount of heavy traffic on nearby city streets and county highways; and,  
8

9 **WHEREAS**, Rock County Departments of Public Works and Planning and Development have  
10 reviewed the proposed concept and will be involved in and have input in the location of the  
11 proposed crossing; and,  
12

13 **WHEREAS**, Section 195.29 of Wisconsin State Statutes authorizes the Office of the  
14 Commissioner of Railroads to determine the advisability of allowing a new crossing to be  
15 established and manner of making it.  
16

17 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly  
18 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2020 that the Rock County staff is hereby  
19 directed to take all necessary steps to petition the Office of the Commissioner of Railroads to  
20 determine the advisability of allowing a new crossing to be established and the manner in making  
21 it.  
22

23 **BE IT FURTHER RESOLVED** that the Rock County staff shall comply with Chapter 195 of  
24 Wisconsin State Statutes, and RR 1.025 of Wisconsin Administrative Code in the filing of the  
25 petition.

Respectively submitted,

PUBLIC WORKS COMMITTEE

PLANNING & DEVELOPMENT COMMITTEE

\_\_\_\_\_  
Rich Richard, Chair

\_\_\_\_\_  
Alan Sweeney, Chair

\_\_\_\_\_  
Mary Mawhinney, Vice Chair

\_\_\_\_\_  
Wayne Gustina, Vice Chair

\_\_\_\_\_  
Mike Mulligan

\_\_\_\_\_  
Wes Davis

\_\_\_\_\_  
Yuri Rashkin

\_\_\_\_\_  
J. Russell Podzilni

\_\_\_\_\_  
Bob Yeomans

\_\_\_\_\_  
Robert Potter

AUTHORIZING A PETITION FOR AN AT-GRADE RAIL CROSSING

Page 2

FISCAL NOTE:

No fiscal impact at this time.

/s/ Sherry Oja

Sherry Oja  
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01 and 59.51, Wis. Stats.

/s/ *Richard Greenlee*

Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/ *Josh Smith*

Josh Smith  
County Administrator

-EXECUTIVE SUMMARY-

AUTHORIZING PETITION FOR AN AT-GRADE RAIL CROSSING

The City of Milton is currently investigating the potential to expand rail service to the eastern portion of their Crossroads Business Park. The potential rail extension is intended to extend from an existing rail spur located south of STH 59 and head in an easterly direction parallel to Putnam Parkway. The exact location is not known at this time, but a new crossing of CTH M would be needed.

Whenever a rail crossings are created or altered, a petition must be filed with the Office of Railroad Commission (ORC). This resolution would begin that petition process for the potential new crossing. The passing of this resolution does not obligate the County to move forward with the new crossing, but it is required by the ORC if the petition process is to move forward. In the event the rail extension plan does not move forward or is determined to not be necessary and the new crossing is not needed, the petition would not be officially filed and no further work would commence.

Respectfully submitted,

Duane M. Jorgenson Jr., P.E.  
Director of Public Works

James Otterstein  
Economic Development Manager

# ROCK READY INDEX

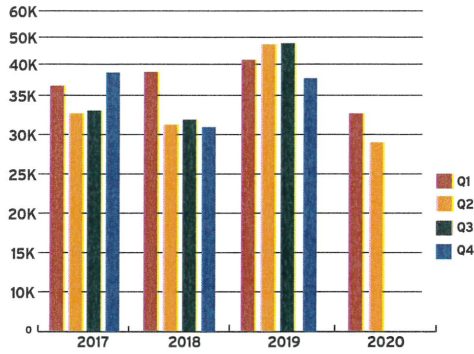


ECONOMIC DEVELOPMENT DASHBOARD REPORT FOR ROCK COUNTY, WISCONSIN

Q2 2020

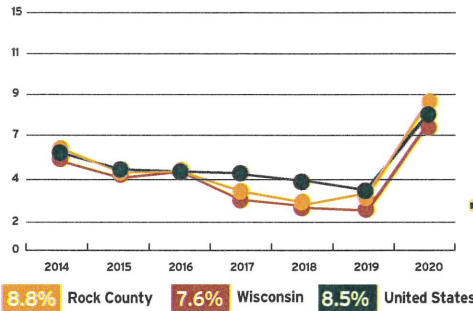
## Workforce

### Job Posting Activities

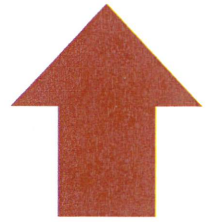


Data Source: SW WDB, EMSI

### Annual Unemployment



Data Source: Wisconsin Department of Workforce Development

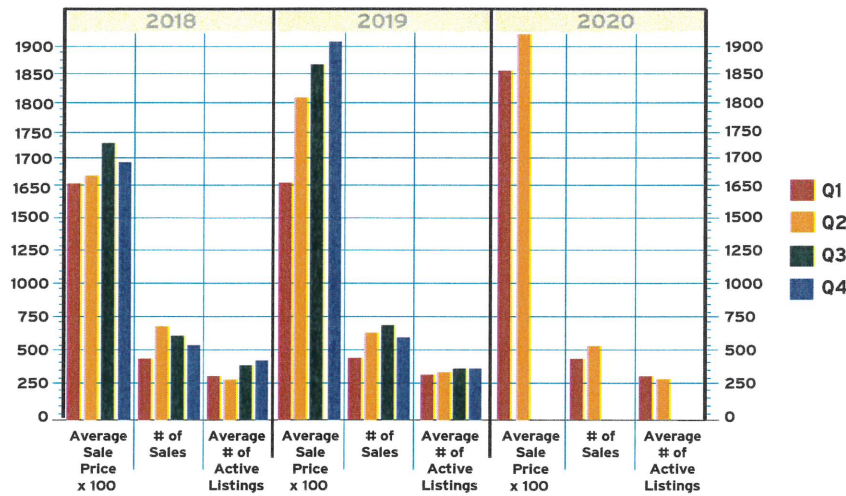


**The Pandemic Keeps Rates Elevated**

**Various Sectors are Continually Hiring**

## Real Estate

### Residential Market Activity



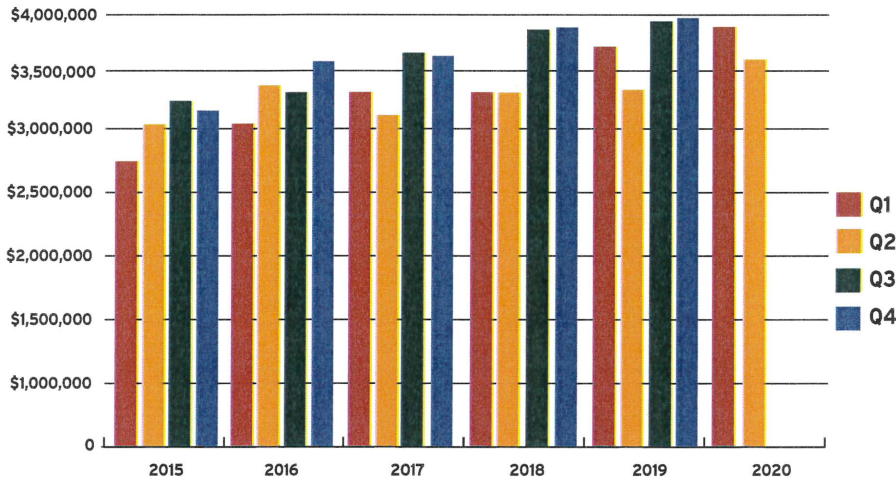
Data Source: South Central Wisconsin MLS Corporation



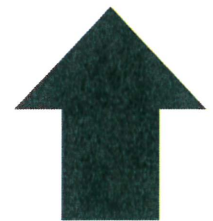
**A New, All-Time Quarterly Pricing Record**

## Sales Activity

### Rock County Sales & Use Tax Collections



Data Source: Wisconsin Department of Revenue

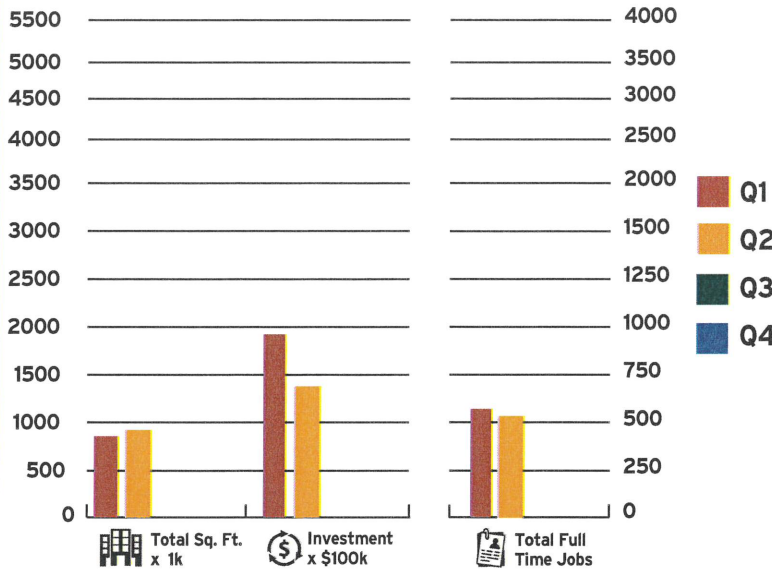


**Robust Spending Results in New Q2 Benchmark**

This information was collected from primary and secondary data sources deemed reliable. Please note that this information is subject to change without notice.

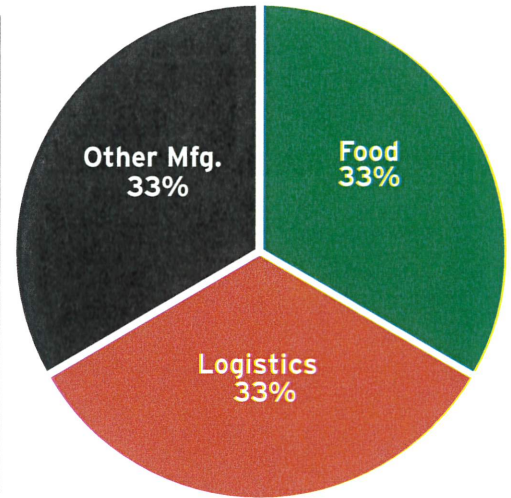
Economic Development Pipeline

### Real Estate, Investment & Employment Impacts



Source: RCDA ED Project Tracker, which provides an aggregate snapshot of the industrial/warehousing and select commercial development opportunities expressing an interest in SC WI, the Janesville-Beloit MSA and/or the Stataline area.

### Industry Sectors



**While Some Investors Pump the Brakes, Others Position Themselves for the Recovery**

Project Profile

## BELOIT TO WELCOME ANOTHER DOWNTOWN DESTINATION



The much anticipated lease and development agreement between the City of Beloit and the Riverbend Stadium Authority was approved, clearing the way for the ABC Supply Stadium to begin construction. Originally revealed last year, this downtown venue adjacent to the Rock River and near City Hall, will host the Beloit Snappers – the Class A affiliate of the Oakland A’s. The Snappers, which have been a part of the extended Beloit community for nearly 40 years, are a member of Minor League Baseball’s Midwest League.

Based on its current design and related configuration, the \$32+ Million ABC Supply Stadium on Shirland Avenue will feature up to 3,500 seats; provide top-notch fan amenities and experiences; and provide opportunities for the facility to host multi-purpose uses during the team’s offseason and/or road game schedule.

The baseball club will also likely have a new owner for the 2021 season, as well. Pensacola-based Studer Entertainment & Retail, which co-owns the AA Pensacola Blue Wahoos, is currently operating under a management agreement that was approved earlier this year. Quint Studer, a native of Janesville, has teamed-up with Diane Hendricks and an affiliate of Hendricks Holding Inc. – Hendricks Commercial Properties – to ensure that minor league baseball maintains its presence in Beloit. The Blue Wahoos and their ballpark have been recognized multiple times by various Double-A organizations. In addition to a new stadium and owner, the baseball club will probably have a new name too. During the first 24-hours following the club’s announcement to revisit and change its name, hundreds of proposed new names were submitted for consideration.



ROCK COUNTY

**COMMITTEE REVIEW REPORT**  
**WITH DESCRIPTION**  
FOR THE MONTH OF AUGUST 2020

08/27/2020

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
10-1720-0000-63100	Office&Misc Exp	P2000479	08/20/2020	US BANK	RP OFFICE SUPPLIES	45.99
<b>Real Property Descripton PROG TOTAL</b>						<b>45.99</b>
10-1721-0000-63407	Computer Supply	P2000479	08/20/2020	US BANK	LR COMPUTER SUPPLIES	25.49
10-1721-0000-64200	Training	P2000479	08/20/2020	US BANK	LR TRAINING JB GIS VIRT CONF	159.00
<b>Land Records PROG TOTAL</b>						<b>184.49</b>

I have reviewed the preceding payments in the total amount of **\$230.48**

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_



**COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF AUGUST 2020**

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
64-6470-0000-63110	Admin Expense					
		P2000559	08/13/2020	US BANK	MORTGAGE FILING FEE	115.99
		P2001604	08/27/2020	RSM US LLP	ACCT 789-028-2: ACCT SERVICES	2,925.00
<b>Small Business Loan Program PROG TOTAL</b>						<b>3,040.99</b>

I have reviewed the preceding payments in the total amount of **\$3,040.99**

Date: \_\_\_\_\_ Dept Head \_\_\_\_\_  
Committee Chair \_\_\_\_\_